

SOLD



## MS Delta Ducks and Deer

60 +/- Acres | Tunica County, MS



### ADDRESS

0 Cotton Loop Rd  
Sledge, MS 38670

### LOCATION

From Clarksdale, go 61 N to 315 Hwy, go west to Cotton Loop Rd. Property is on Cotton Loop Rd. 25 minutes

From Sledge, take 315 Hwy for 11 miles to Cotton Loop Rd.

### PROPERTY SUMMARY

Out of 60 acres +/-, 25 acres runs along the Coldwater River with Timber and an acre of CRP. 12 acres of Income producing CRP that wraps around the 35 acres block and is covered up with Deer Sign. 23 acres of a timber hole/slough that is leased out for Duck Hunting. Roughly 7 acres Flood for the Ducks and property has its own electric well to make sure you have water.

[nationalland.com/listing/ms-delta-ducks-and-deer](https://nationalland.com/listing/ms-delta-ducks-and-deer)



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